

## HISTORIC LANDMARKS COMMISSION

Meeting Report

August 6, 2008

### 1. ROLL CALL

PRESENT: Commissioners Cohen, Colombe, Jackson, Janke, Lavelle, Peak, Thacker  
ABSENT: None  
STAFF: Council Member Judy Chirco, Council Liaison Assistant Peter Hamilton,  
Deputy City Attorney Rosa Tsongtaarii, Historic Preservation Officer Sally  
Notthoff-Zarnowitz, Principal Planner Akoni Daniels, Historic Preservation  
Planner Lori Moniz

### 2. DEFERRALS

None

### 3. CONSENT CALENDAR

None

### 4. PUBLIC HEARINGS

#### Historic Landmark Designations/Historical Property Contracts

- a. The applications being considered are for the Slettedahl House located at the southeast corner of 14<sup>th</sup> Street and East San Antonio Street (202 South 14<sup>th</sup> Street). Andre and Lani K. Luthard Trustee, property owner. Council District: 3. S.N.I. area: University.  
CEQA: Exempt. *Project Manager, Lori Moniz*
- 1) **HL08-167**. Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature

**RECOMMENDED (6-0-0-1; COLOMBE ABSTAINED) THAT THE CITY COUNCIL ADOPT A RESOLUTION DESIGNATING THE SLETTEDAHL HOUSE AS HISTORIC LANDMARK NO. 167.**

Access the video, agenda, and related reports for this meeting by visiting the City's website at:  
<http://www.sanjoseca.gov/planning/hearings/>

- 2) **MA08-001**. Historical Property Contract (California Mills Act) between the City of San Jose and the owners of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period

**RECOMMENDED (6-0-0-1; COLOMBE ABSTAINED) THAT THE CITY COUNCIL APPROVE THE HISTORICAL PROPERTY CONTRACT.**

- b. The applications being considered are for the "Fred and Mary Foster House" located at the northeast corner of South 13th Street and East San Antonio Street (198 South 13<sup>th</sup> Street). Michael B. and Gwendolyn R. Jennings, property owner. Council District 3. S.N.I. area: University. CEQA: Exempt. *Project Manager, Lori Moniz*

- 1) **HL08-168**. Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.

**RECOMMENDED (6-0-0-1; COLOMBE ABSTAINED) THAT THE CITY COUNCIL ADOPT A RESOLUTION DESIGNATING THE FOSTER HOUSE AS HISTORIC LANDMARK NO. 168.**

- 2) **MA08-002**. Historical Property Contract (California Mills Act contract) between the City of San Jose and the owners of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period

**RECOMMENDED (6-0-0-1; COLOMBE ABSTAINED) THAT THE CITY COUNCIL APPROVE THE HISTORICAL PROPERTY CONTRACT.**

- c. **HL08-170**. Historic Landmark nomination for the former Dr. Martin Luther King Jr. (MLK) Library building, located at 170 W. San Carlos Street, associated with an Environmental Review Application to consider the potential effects of a public project (File No. PP08-002) to expand the San Jose McEnery Convention Center, (San Jose Redevelopment Agency, Applicant). Council District 3. SNI: None. CEQA: Not a Project. *Project Manager, Sally Notthoff Zarnowitz*

**Brian Grayson of PAC SJ spoke in favor of designating the building because of the findings in the historic report. John Pastier spoke against designating the building based on its architectural merit. Commission discussion followed.**

**RECOMMENDED (6-1-0-0; COHEN OPPOSED) THAT THE CITY COUNCIL DECLINE TO DESIGNATE THE FORMER MLK MAIN LIBRARY BUILDING AS HISTORIC LANDMARK NO. 170**

## HISTORIC RESOURCES INVENTORY MAINTENANCE

- d. The addition of the commercial building located at **305 Meridian Avenue** to the City of San José Historic Resources Inventory. Owner: Dubrovnik Properties, LLC. Council District: 6. SNI: Burbank/Del Monte. CEQA: Not a project. *Project Manager, Edward Schreiner*

**Historical Consultants Architectural Resources Group presented the historic evaluation of the property. ADOPTED A RESOLUTION (6-1-0-0; LAVELLE OPPOSED) TO RECOMMEND LISTING THE QUALIFYING PROPERTY ON THE HISTORIC RESOURCES INVENTORY AS A STRUCTURE OF MERIT.**

- e. The addition of IBM Building 800 located at **675 E. Santa Clara Street** (former San Jose Medical Center) to the City of San Jose Historic Resources Inventory. Owner: San Jose Hospital, LP. Council District 3. SNI: 13<sup>th</sup> Street. CEQA: Not a project. *Project Manager, Rachel Roberts.*

**Commissioners discussed the qualification of the property as a Candidate City Landmark because the historic report found the property eligible for the National Register. ADOPTED A RESOLUTION (7-0-0-0) TO RECOMMEND LISTING THE QUALIFYING PROPERTY ON THE HISTORIC RESOURCES INVENTORY AS CANDIDATE CITY LANDMARK.**

### **5. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES**

- a. **Proposed Revisions to Municipal Code Chapter 17.38 Neglected Vacant Houses.**  
*Project Manager, Jamie Matthew, Code Enforcement Division Manager*

**PROVIDED COMMENTS TO THE DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT AND THE CITY COUNCIL REGARDING THE PROPOSED ORDINANCE REVISIONS**

### **6. PETITIONS AND COMMUNICATIONS**

*None*

### **7. GOOD AND WELFARE**

- a. Report from Secretary, Planning Commission, and City Council/Agency Board
  - 1) HLC Agency Board comments re: Proposed Demolition of Historic Resources in the San Jose Ballpark Diridon/Arena Area.  
  
**Comments to be forwarded to Agency Board regarding decision to approve demolition contracts.**
  - 2) KNTV 11 Building (645 Park Avenue) Candidate City Landmark

**Purchased by the Redevelopment Agency**

3) Washington Survey Update

**Phase II underway, Phase I to be brought before the Commission for addition to the Inventory**

4) HLC Officer and Committee Member Elections

**Commissioner Janke, Chair; Commissioner Colombe, Vice Chair (7-0-0)**

5) Downtown and Distinctive Residential Neighborhood Survey Work

b. Commissioners' Report from Committees:

1) Design Review Subcommittee (Janke, Colombe, and Cunningham; Peak alternate)  
June 18, 2008 DRC Report

2) History San Jose Collections Committee

3) Coyote Valley Specific Plan and Habitat Conservation Plan Advisory Committee

4) Japantown Survey Committee

5) Pellier Park Committee (Lavelle)

6) City of San Jose BART extension, Design, Art & Architecture Review (Janke)  
*Inactive*

7) GP Update Task Force Progress Report (Colombe & Thacker)

c. Review of 05/07/08, 06/04/08, and 06/18/08 HLC Minutes

d. Status of Circulation of Environmental Review Documents  
<http://www.sanjoseca.gov/planning/eir/>

e. 2007 – 2008 Fiscal Year Study Session Dates and Topics

1) February 6<sup>th</sup> – Planning Department Website Re-design

2) March 5<sup>th</sup> – CEQA: How to Review an EIR

3) April 2<sup>nd</sup> – Preservation in San Jose's Future

4) June 4<sup>th</sup> – HLC Workplan Discussion

5) Potential HLC Winter Retreat Dates and Topics

## 8. ADJOURNMENT